

58-2-24V
52-378

WARRANTY DEED

(199719)

KNOW ALL MEN BY THESE PRESENTS that we, Ronald Giguere of West Bath, Maine, Charles Giguere of Waterville, Maine, and John Knapp, Jr. of Sherborn, Massachusetts for consideration paid in the sum of One (\$1.00) dollar and other valuable consideration, grant to Richard I. and Janet M. Parkhurst, of Waterville, Maine, with Warranty Covenants a certain lot or parcel of land, with the buildings thereon, situated in said Waterville, bounded and described as follows, to wit:

TRANSFER
TAX
PAID

Beginning on the southerly side line of land of Maine Central Railroad Company at a stone set in the ground for the southwest corner of land conveyed by Reuben B. Dunn to the Androscoggin and Kennebec Railroad Company by deed dated April 1, 1851, and recorded in Kennebec County Registry of Deeds in Book 176, Page 428; said stone is also at the southeasterly corner of land conveyed by James Thomas to said Androscoggin and Kennebec Railroad Company by deed dated April 18, 1849, recorded in said Registry in Book 166, Page 41; thence westerly along the south line of said last mentioned line one hundred eighty-three and nine-tenths (183.9) feet to an iron pipe set in the ground for a corner; thence northerly on a straight line forty and seven-tenths (40.7) feet to an iron pipe set in the ground for a corner, passing over a spike set in the ground forty-five (45) feet westerly from the northwest corner of the brick foundation of the warehouse occupied by the Eastern Packing Company on the premises herein conveyed, measured on the prolongation of the north side of said warehouse; thence easterly on a straight line passing ten (10) feet northerly from the northwest corner of said brick foundation of said warehouse and ten (10) feet northerly from the northeast corner of the brick annex part of said warehouse, a distance of two hundred nine and two-tenths (209.2) feet to an iron pipe set in the ground for a corner; thence southerly on a straight line parallel with and ten (10) feet easterly, measured at right angles, from the east face of said brick annex a distance of thirty-eight and eight-tenths (38.8) feet to an iron pipe set in the ground in line of the fence on the south line of land of Maine Central Railroad Company; thence westerly along said last mentioned line of fence, twenty-four and four-tenths (24.4) feet to the stone at point of beginning. Containing about eight thousand three hundred ten (8,310) square feet of land.

As appurtenant to the above bounded premises there is hereby granted to the grantee, his heirs, executors, administrators and assigns, the right of passage in common with Maine Central Railroad Company, its successors and assigns over a strip of land twelve (12) feet in width from the premises herein conveyed, westerly to Main Street, so-called, and this right is to run with the land. Location of said right of way to be defined at all times by the Maine Central Railroad Company, its successors or assigns.

On the south side of the premises here conveyed is an encroachment by a small portion of the northwest corner of the dwelling owned or occupied by one Thompson and said portion of said building and the land occupied by same is excepted from this conveyance.

This deed is subject to the obligations of the grantors, their heirs, successors and assigns, to build and maintain fences as required by Maine Central Railroad Company in its deed to Myer Levine and Samuel B. Silver dated October 17, 1935, recorded in Kennebec Registry of Deeds, Book 715, Page 115.

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Meaning and intending to convey that property acquired by grantors which deed is recorded in the Kennebec County Registry of Deeds Book 2523, Page 154.

WITNESS their hand and seal this 23rd day of May, 1988.

Charles Giguere
Witness
Charles Giguere
Witness
Charles Giguere
Witness

John Knapp, Jr.
John Knapp, Jr.
Ronald Giguere
Ronald Giguere
Charles Giguere
Charles Giguere

STATE OF MAINE
KENNEBEC, SS.

May 23, 1988

Then personally appeared the above named Charles Giguere and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Shirley A. Kane
Notary Public/Attorney-at-Law
SHIRLEY A. KANE
NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1990



RECEIVED KENNEBEC SS.
1988 MAY 26 PM 12:51
WITNESSED: Shirley A. Kane
REGISTER OF DEEDS